

Send tax notice to:

Carol Pybas

Todd Pybas

~~508 Gables Drive 2424 Royal Ln~~

~~Pelham - Hoover, AL 35244 35124~~

NTC1400193

State of Alabama

County of Shelby

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243



20140905000279780 1/3 \$82.00

Shelby Cnty Judge of Probate, AL

09/05/2014 02:11:42 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Two Thousand and 00/100 Dollars (\$62,000.00) in hand paid to the undersigned **Sandra T. Driver and Theodore C. Driver Jr., Wife and Husband** (hereinafter referred to as "Grantors"), by **Carol Pybas and Todd Pybas** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 508, Building 5, in The Gables, a Condominium, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto, as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19; and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in real Volume 50, Page 325, further amended in Real 50, Page 325; Real 189, Page 222; Real 222, Page 691; Real 238, Page 241; Real 269, Page 276 and Real 284, Page 181, together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium, as recorded in Map Book 9, Pages 41-44, and amended in Map Book 9, Page 135 and further amended by Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

SANDRA T. DRIVER IS ONE AND THE SAME PERSON AS SANDRA M. THOMAS

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Sandra T. Driver and Theodore C. Driver Jr. have hereunto set their signatures and seals on September 4, 2014.



Sandra T. Driver

Theodore C. Driver Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

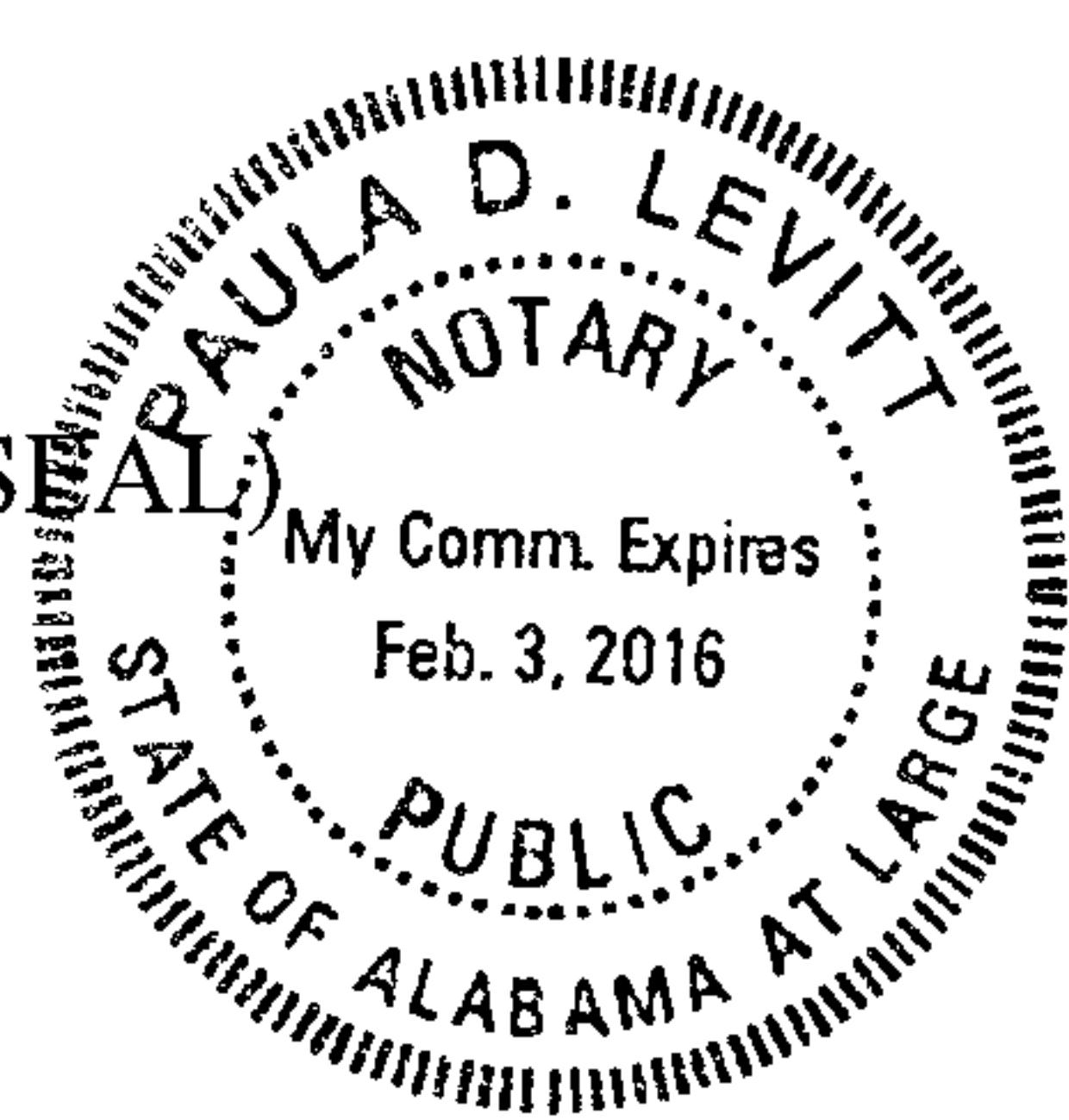


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra T. Driver and Theodore C. Driver Jr., wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2014.

(NOTARIAL SEAL)



Notary Public
Print Name: Paula D. Levitt
Commission Expires: 2-3-14

Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

NTC1400

Grantor's Name: Sandra T. Driver
Mailing Address: P. O. Box 2277
Alabaster, AL 35007

Grantee's Name: Carol Pybas and Todd Pybas
Mailing Address: 2424 Royal Ln
Pelham, AL 35124

Date of Sale: 9/4/2014

Property Address: 508 Gables Drive
Hoover, AL 35244

Total Purchase Price: \$62,000.00
or

County: Shelby


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Actual Value: \$ n/a
or

Assessor's Market Value: \$ n/a

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract other: _____
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address: provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address: provide the name of the person or persons to whom interest to property is being conveyed.

Property address: the physical address of the property being conveyed, if available.

Date of Sale: the date on which interest to the property was conveyed.

Total purchase price: the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value: if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

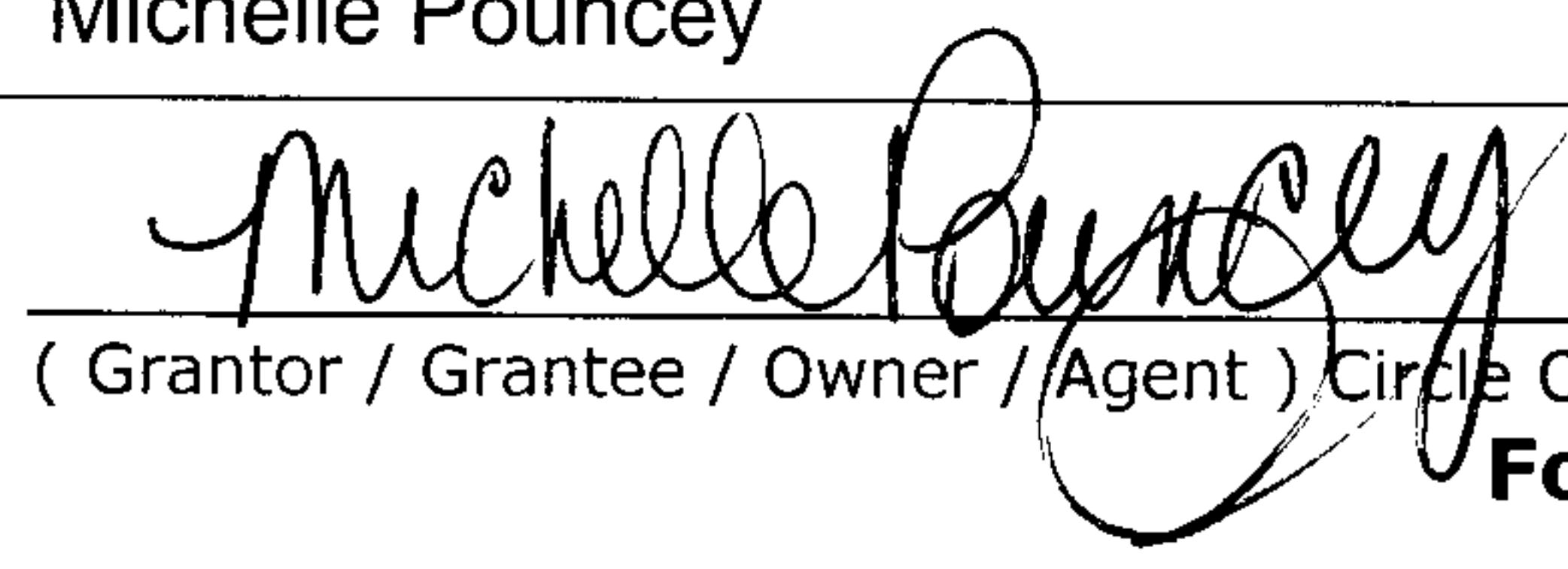
Date: 9/4/2014

Print: Michelle Pouncey

Unattested

(verified by)

Sign


(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1